

City of Medina

Comprehensive Zoning Code Update

What we are doing: In 2009, the city performed a study of its development regulations with the expressed goals of:

- Creating a more user-friendly code;
- Clarifying confusing and ambiguous language, and correcting conflicting regulations;
- Eliminating redundancy whenever possible;
- Maintaining flexibility;
- Including clear intent language and performance standards;
- Ensuring permitting processes include meaningful opportunities for public input;
- Looking for opportunities that would streamline permit processes.

Why did we do the study? The Medina zoning code was adopted in 1956 and public feedback indicated that the code had become too complicated and too confusing. It was time to determine if a comprehensive update to the zoning code regulations was needed.

What has been adopted so far? Phase One has been completed. The city council adopted ordinance 900, which took effect on September 2, 2013. The ordinance repealed the old zoning regulations with new zoning regulations.

[Ordinance 900](#)

PREVIOUS DOCUMENTS:

[Draft Zoning Code](#)

[Draft Permits and Approval](#)

[Planning Commission Draft Recommendation: April 1, 2013](#)

[Planning Commission Notice of Hearing](#)

[Public Hearing Draft and Staff Report: April 23, 2013](#)

[Public Hearing Zoning Code Presentation](#)

[Zoning Code Update Summary: May 10, 2013](#)

[Zoning Code Update Supplemental Staff Report: May 10, 2013](#)

What is next? Phase Two of the update involves the city considering possible area-wide changes to the Official Zoning Map of the City of Medina, that will affect approximately 95 properties. The majority of the proposed changes will include adjusting zoning boundaries to eliminate multiple zoning districts on singular properties. A few properties are proposed for a full zoning reclassification to match the use of the land.

The public is invited to comment. We are currently seeking input from the community on what you think about the proposed map changes.

[Draft – Proposed Changes to Zoning Map](#)

What do the changes mean? The following is a comparison of the development standards between R-16, R-20 and R-30 zoning districts:

R-20 Zone to R-30 Zone Comparison

Development Standard	R-20 Zoning District	R-30 Zoning District
Structural Coverage	Table 20.23.020(B)	Same
Structural Coverage Bonus	Yes	Same
Impervious Surface	52.5 percent	50 percent
Height*	Table 20.23.050(A)	Same
Height Bonus	Table 20.23.050(C)	Same
Setbacks	Table 20.22.030	Same
Lot Size	20,000 square feet	30,000 square feet
Lot Width/ Street Frontage	70 feet	90 feet

R-20 / R-30 Zones to R-16 Zone Comparison

Development Standard	R-20/ R-30 Zoning Districts	R-16 Zoning District
Structural Coverage	Table 20.23.020(B)	Different, Table 20.23.020(A)
Structural Coverage Bonus	Yes	No
Impervious Surface	52.5 / 50 percent	55 percent
Height*	Table 20.23.050(A)	Different, Table 20.23.050(A)
Height Bonus	Table 20.23.050(C)	No
Setbacks	Table 20.22.030	Same
Lot Size	20,000 square feet / 30,000 square feet	16,000 square feet
Lot Width/ Street Frontage	70 / 90 feet	70 feet

**The methods for measuring height vary by zoning district.*

Upcoming Public Hearings:

A public hearing has not been scheduled at this time. A public hearing before the Planning Commission is anticipated to be held by the end of this year or early 2014. If you wish to receive notice of this hearing, please provide your request in writing or by email to the City.

For More Information:

Please contact Robert Grumbach, AICP, by [email](#) or phone at (425) 233-6416.